## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sal	le							
Address Including suburb and postcode	12 Merlin Street Craigieburn VIC 3064							
Indicative selling price								
For the meaning of this price	e see consumer.vi	c.gov.a	u/underquot	ng (*E	Delete single price	or range a	as applicable)	
Single Price			or range between		\$485,000	&	\$510,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$375,000	Property type			Unit	Suburb	Craigieburn	
Period-from	01 Feb 2020	to	31 Jan 2	021	O21 Source		Corelogic	
Comparable property s  A* These are the three estate agent or agen	roperties sold wit	<del>hin two</del>	kilometres o	f the	o <del>roperty for sale i</del>			

#### Address of comparable property

rice	Date of sale

24 Merlin Street Craigieburn VIC 3064	\$485,000	21-Nov-20

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 February 2021



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sa	le						
Address Including suburb and postcode	14 Merlin Street Craigieburn VIC 3064						
Indicative selling price							
For the meaning of this price	e see consumer.vi	c.gov.au	ı/underquoting	(*Delete single p	rice or range a	as applicable)	
Single Price			or range between	\$485,000	&	\$510,000	
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$375,000	Property type		Unit	Suburb	Craigieburn	
Period-from	01 Feb 2020	to	31 Jan 202	21 Source	ce	Corelogic	
Comparable property s	sales (*Delete A	or B b	elow as ap	plicable)			
A* These are the three estate agent or ager							
Address of comparable p	roperty			Pri	ce	Date of sale	

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 February 2021

\$485,000



21-Nov-20

24 Merlin Street Craigieburn VIC 3064

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale						
Address Including suburb and postcode	10 Merlin Stree	10 Merlin Street Craigieburn VIC 3064					
Indicative selling price For the meaning of this pri		c.gov.aı	u/underquotii	ng (*I	Delete single pric	e or range a	as applicable)
Single Price		or range between \$495,000		&	\$520,000		
Median sale price (*Delete house or unit as a	pplicable)						
Median Price	\$375,000	Property type		Unit	Suburb	Craigieburn	
Period-from	01 Feb 2020	to	to 31 Jan 2021		Source	Source Corelogic	
Comparable property  A* These are the three estate agent or age  Address of comparable p	ent's representative	hin two	kilometres of	the	property for sale	operty for s	

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 February 2021



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